027.A	0004	0078.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	655,800	/	655,800
USE VALUE:	655,800	/	655,800
ASSESSED:	655,800	/	655,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	NOJECHOWICZ LAURIE COVENS
Owner 2:	NOJECHOWICZ GUILLERMO
Owner 3:	
Street 1:	78 CLEVELAND ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCARTNEY JENNIFER L & -
Owner 2:	OBLER LORIN M -
Street 1:	78 CLEVELAND ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	652,500	3,300		655,800
Total Card	0.000	652,500	3,300		655,800
Total Parcel	0.000	652,500	3,300		655,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.90 | /Parcel: 376.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 312351
GIS Ref
GIS Ref
Insp Date 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.A-0004-0078.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	642,600	3300	.		645,900	645,900	Year End Roll	12/18/2019
2019	102	FV	599,700	3300	.		603,000	603,000	Year End Roll	1/3/2019
2018	102	FV	530,000	3300	.		533,300	533,300	Year End Roll	12/20/2017
2017	102	FV	482,900	3300	.		486,200	486,200	Year End Roll	1/3/2017
2016	102	FV	486,900	3300	.		490,200	490,200	Year End	1/4/2016
2015	102	FV	450,000	3300	.		453,300	453,300	Year End Roll	12/11/2014
2014	102	FV	429,500	3300	.		432,800	432,800	Year End Roll	12/16/2013
2013	102	FV	415,900	3300	.		419,200	419,200		12/13/2012

!15805!

PRINT

Date	Time
12/11/20	05:29:01

LAST REV

Date	Time
05/17/18	10:02:37

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTNEY JENNI	57858-18		11/14/2011		435,000	No	No		
GEARY JOANNE S	54296-387		2/16/2010		435,000	No	No		

USER DEFINED

Prior Id # 1:	18803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
7/25/2013	Info Fm Plan	BR	B Rossignol
2/14/2012	MLS	EMK	Ellen K
2/7/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8202																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.25344825
Const Adj.:	0.98000199
Adj $ / SQ:	362.373
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	945713
Depreciation:	293171
Depreciated Total:	652542

COMMENTS

GLA=1740 SF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	489.20
Special Features:	0	Val/Su Net:	375.00
Final Total:	652500	Val/Su SzAd	375.00

SKETCH

UnSketched SubAreas:
GLA: 1740,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,740	362.370	630,528
Net Sketched Area:		1,740	Total:	630,528
Size Ad	1740	Gross Are	1740	FinArea 1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1914	27.50	T	40	102			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300

PARCEL ID

027.A-0004-0078.2

IMAGE

AssessPro Patriot Properties, Inc